



Foundation Appraisers Coalition of Texas

March 22, 2021

The Honorable Drew Darby  
Texas House of Representatives  
P.O. Box 2910  
Austin, Texas 78768-2910

Dear Rep. Darby:

The Foundation Appraisers Coalition of Texas (FACT) is an advocacy organization representing the interests of Texas appraisers. Our members include the Appraisal Institute, the American Society of Appraisers, and the American Society of Farm Managers and Rural Appraisers.

FACT strongly supports your legislation, H.B. 2533, and your efforts to relieve licensed and certified appraisers from existing statutory requirements to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) when performing a property "evaluation." With the passage of your legislation, appraisers and non-appraisers will compete on a level playing field for evaluation business and the public trust will be enhanced.

Without your important legislation, appraisers will continue to be at a disadvantage to non-appraisers in the evaluation arena. The result will be that those most qualified to do such work (appraisers) would be held to a higher performance standard than other, less qualified individuals, and could not compete economically. This situation will be exacerbated in the current environment, as de minimis levels of value are continually increasing and evaluations more frequently take the place of USPAP-compliant appraisals.

We at FACT deeply appreciate your leadership on this important issue, and we encourage the Legislature to enact H.B. 2533, permitting appraisers licensed or certified under Chapter 1103 of the Texas Occupations Code to perform evaluations exempt from USPAP requirements.

Respectfully submitted,

A handwritten signature in blue ink, which appears to read "Paul H.", followed by a long horizontal stroke that extends to the right.

Paul Hornsby, President  
the Board of Directors  
Foundation Appraisers Coalition of Texas